

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
September 28<sup>th</sup>, 2022**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for September 28<sup>th</sup>, 2022, began at 4:04 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were A. Spangler, Jr, Kathy Herman and Chuck Benton. Kim Hogeman, Tyler Lerman, Anthony Sarago, and Ashley Spangler, Sr. were absent with prior notice. Also, in attendance were C. Snyder, Borough Council Member; Stephen Parthree, Township Supervisor, Laurel Oswalt, Township Manager, and John McLucas, Township Zoning Officer. There was one member of the public present.

**APPROVAL OF MEETING MINUTES FOR AUGUST 24<sup>TH</sup>, 2022**

**Motion** by C. Benton and seconded by K. Herman to approve the August 24<sup>th</sup>, 2022, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

**PUBLIC COMMENT**

Gina Myers indicated she was present to learn about the committee and what initiatives are on-going with the group.

B. Caden informed G. Myers that the group was somewhat informal and she could ask questions during the discussion.

**ACTION ITEMS DISCUSSION:**

**Business Association –**

B. Caden admitted that he was not able to attend the last Dover Area Business Association meeting. Explore York presented on their “Have It Made Here” Marketing Kit and their desire to partner with businesses on the campaign.

There was discussion about the size of the breakfast and the timing of it being served. The restaurant is not able to accommodate removing an item from individual orders. They also seem to have a problem with serving the food right away, which cuts into the presenter’s time. This past meeting, the food was late and the presenter was asked to begin in the interim. Then the food came in the middle of the presentation. B. Caden will look into the logistics of addressing these two concerns.

J. McLucas noted that the organization will need to think about new officer nominations for the November Meeting. A meeting is necessary between the Dover Business Association Leadership to determine next steps for nominations.

B. Caden commented that he would like DABA to hold a holiday event this year. The next DABA Breakfast will be 11/10.

### **Comprehensive Plan Action Items**

#### **Priority Parcels-Top Three Properties for Signs:**

J. McLucas noted the signs were present this evening. They should be installed in the next few weeks once the wood frames are erected.

A. Spangler questioned whether the signs can be reused by changing out the property specifics.

J. McLucas noted that this was looked at, but it is actually cheaper to print new signs then to have the stickers produced that would need to be placed on the signs for each new parcel.

#### **Additional Priority Parcels to be added to the website:**

J. McLucas stated that of the two additional parcels for consideration as Priority Parcels, he was only about to speak to the Steve Stefanowicz so far about inclusion of the parcel in this listing. He will prepare information on the parcel for review at the next meeting. Additionally, he still needs to speak to Dr. Pike about the land near Temple School Road.

L. Oswald reported on some additional Joint Comprehensive Plan initiatives that are of note to this group. On September 14<sup>th</sup>, the Regional Collaborative Committee, consisting of Chuck Benton and Dr. Cartwright (DASD), Cindy Snyder (Dover Borough) and Laurel Oswald (Dover Township) met for the second time in 2022 to forward cooperative efforts involving the DASD.

One of the main items discussed was the idea of returning Adult Education to the DASD by using their facilities for programming as the students are benefitting from industry certification programming and it would be beneficial to the community to have the same opportunity. At that meeting it was noted that it would be helpful to develop a survey and outreach initiative to determine what the business community needs as it pertains to employee development. It was thought that DABA/ICDC would be able to aid with this outreach or survey development endeavor. YCEA's Pathways to Prosperity Program may also be able to provide some guidance on the development of the survey or help to obtain input from the business community. The goal is to develop a program that we know will have interest and therefore be successful. L. Oswald noted the group should think about this topic and how best to tackle the survey's development for the next meeting.

C. Benton suggested using a google form that would allow people to respond back electronically and the results would be generated in a report form from there.

K. Herman remarked there was a recent discussion at a School Board Planning Meeting about this potential program. Dr. Cartwright stated after some research into these types of programs, they would be too expensive for the District.

L. Oswalt noted that Dr. Cartwright was at the meeting where this item was discussed. Funding was noted as a potential obstacle. There are many potential ways that funding could be provided: grants, sponsorships from community groups or businesses, student tuition, etc. New Hope for example sponsors work force initiatives by funding certificate programs. If we begin with what are the business community's needs, we can then assess the cost of the program and determine how to go about funding it.

C. Benton noted Labor and Industry has work force development grant funds available that could assist with the program. However, he agreed that we need to know what the business community would find most advantageous to pursue.

B. Caden asked whether Sully Pinos could attend a future meeting to discuss the development of this survey or in the alternative provide a sample of a similar survey that they have used.

C. Snyder noted perhaps New Hope could come to a future meeting and talk about what their organization has to offer the community.

L. Oswalt commented another item discussed was the Career Fair, which is tentatively planned for March of 2023. There will be more information to come on this action item, but it is the desire to work with DABA in the Fair.

L. Oswalt also noted the Welcome Signs and the beginning and end of the Township were also discussed at this meeting. The CTE Students in the Marketing, Graphic Arts and Engineering tracks are looking at this project for us to develop a Common Ground Themed sign design, which could also include the Explore York "Have It Made Here" Campaign. We are looking to use the Common Ground Theme on Regional Events and merchandise associated with branding these action items to the public. This would be treated as a project for them and they would formally present the concepts to the Township.

B. Caden questioned the timeline for this project.

C. Benton stated he is meeting with the department instructors this Friday on this matter. The hope would be that the presentation and project completion would be ready by the end of the school year.

*Business View Magazine* article preparation for an interview that would take place this month. That interview was held just prior to today's meeting with L. Oswalt, S. Parthree, J. McLucas and B. Caden participating in it. He felt the interview went well.

L. Oswalt thanked C. Benton for the DASD information he provided for the article. All of the information was provided in writing for the article, but at the interview the focus was on direct quotes from the four participants. We should see a draft of the document before the end of October as it is due for publishing in November.

C. Snyder suggested adding this marketing material to the Township's Welcome Packet.

### **Home Grown Business Applications**

J. McLucas reported he has one item to obtain from ASCOM prior to placing their information on the website. An article was recently placed in the newsletter looking for other businesses to apply to the program. Applications have also been distributed at DABA meetings, but we are not seeing the level of interest in the program we once had when it was started. He asked for suggestions on how to proceed with obtaining more applications.

C. Snyder asked if Borough businesses could apply. She suggested Leona's Café as a potential business that could be featured. Things Left Behind is also opening soon so they may be

Gina Myers questioned if there was an application. She also wanted to know what qualifies a business as "Home Grown." She would like some applications to share with business owners she knows.

J. McLucas stated we are looking for businesses that are unique to Dover and have significant ties to the community, such as being born or raised here.

### **Development Update**

J. McLucas commented that the Township has received the Wawa Land Development Plan and along with that plan there was a Zoning Hearing Board Application on signage that was heard this month. There were several residents there concerned about the lighting, screening, wellhead protection and traffic. Also, because the project is in the Wellhead Protection Area of two of the Township's Drinking Water Wells there was another hearing held this week in front of the Board of Supervisors for a waiver to the Wellhead Protection Ordinance on the issue of secondary containment of the fuel tanks. A similar hearing was held in consideration of the Royal Farms Store approximately 10 years ago. The Wellhead Protection Local Agency Hearing was continued to the October 24<sup>th</sup> Board of Supervisors Meeting.

J. McLucas noted the Starbuck's is hoping to have their occupancy this Saturday so that they can open on that date. He also mentioned there continues to be discussion with the consultants representing both the Hines Warehouses and the Enel Solar Project. It is still thought we will see a land development plan from both in the near future.

C. Benton questioned whether the Solar Farm matter was appealed.

J. McLucas remarked that no appeal was received, therefore it is anticipated that a plan will be submitted.

L. Oswalt reviewed the process: applicant submits the plan; plan goes through an in-house review by staff and engineering as well as York County Planning; the plan goes to the Dover Township Planning Commission for recommendation; and then it will come to the Board of Supervisors for approval.

C. Benton noted that the sub-station is near his property.

J. McLucas stated there is screening for the project which will be reviewed during this process.

J. McLucas also reported that the Planned Residential Development (PRD) Ordinance is scheduled for a hearing at the Board of Supervisors Meeting on October 24<sup>th</sup>. The Ordinance could be adopted that evening after public comment is received. This Ordinance would impact the proposed improvements at the corner of Hilton Avenue and Bull Road under consideration by Inch and Company. J. McLucas made the group aware that PENNDOT is also looking at that corner for Maintenance Building and Office Space. They are interested in 40 of 100+ acres available. This is of concern because PENNDOT's property is tax exempt.

The general consensus of the group was that PENNDOT's facility would not be best use of this prime property for development.

L. Oswalt stated that the PRD concept for this piece of land may be the best viable option to increase the value and discourage PENNDOT's development; however, PENNDOT does have the power of eminent domain to obtain the property.

C. Benton asked the existence of a PENNDOT Maintenance Building in the Township on Fox Run Road.

L. Oswalt stated it is thought that the existing facility would no longer be necessary with this new development. It has also been suggested that the Facility on Susquehanna Trail is not large enough for the area that it serves and therefore they are looking to build one larger Facility. No one has confirmed that this is what will happen, but it has been suggested.

B. Caden asked if PENNDOT will address the Hilton and Bull Intersection issues which Inch and Company have been willing to work with the Township to address.

L. Oswalt stated that Township staff has made PENNDOT's consultant aware of the need to address this intersection as part of the project, but this matter is too preliminary to know if the Township and PENNDOT are in agreement on how to address the situation.

It was reiterated to the group that the October 24<sup>th</sup> Meeting will have the Wawa Local Agency Hearing continuance at 6:30 PM and the PRD Public Hearing at 7 PM, for those that might wish to attend.

Lastly, J. McLucas reported that the land previously subdivided by Apply Outdoor on Hilton will now be developed by Buchmyer Pools.

Gina Myers questioned who owns the 100 acres at Hilton and Bull.

J. McLucas stated there is a private investment group that owns the land and Inch and Company have an option to buy it, pending the PRD Ordinance approval.

Mrs. Myers asked if the Supervisors will approve the PRD Ordinance at the October 24<sup>th</sup> Meeting.

J. McLucas stated a hearing is required for any Zoning Ordinance change. It is expected that it would be adopted at that meeting as the ordinance has been under discussion and development for about two years.

L. Oswalt clarified that if there is something glaringly wrong with ordinance it may not move forward; however, the intent is to adopt it later that night at the regular meeting.

Mrs. Myers asked how the public can comment on the ordinance.

L. Oswalt stated by attending the meeting and making their comments on the record.

Mrs. Myers asked where the Starbuck's is located.

J. McLucas reported that it is located at the old People's Bank.

G. Myers inquired about the Warehouse Development and the comments from PENNDOT.

J. McLucas stated because of the amount of traffic on PENNDOT roads that the Warehouse Development would bring PENNDOT requires a Scoping Meeting. The developer will need permits from PENNDOT and they will also be required to make certain traffic improvements at various impacted intersections. This is a lengthy process which is still in progress.

There was some discussion about the taxes that would be received, specifically for the Dover Area School District from the Warehouse Development. Additionally, the group revisited the topic of LERTA and how that program is structured.

With no further business, the meeting was adjourned at 5:32 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager